

PENNSYLVANIA COASTAL ZONE MANAGEMENT PROGRAM

**DICKSON TAVERN STRUCTURAL AND INTERIORS REPAIRS PROJECT
FINAL REPORT**

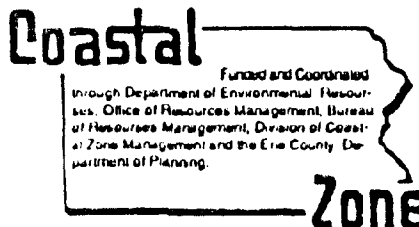
**CITY OF ERIE
ERIE COUNTY, PENNSYLVANIA**

Prepared by:

**ERIE COUNTY DEPARTMENT OF PLANNING
March 31, 1993**

**DER GRANT/CONTRACT NO. - CZ1:91.01PE
GRANT TASK NO. - CZ1:91-PE.05
ME NO. - 91460**

**A REPORT OF THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL
RESOURCES TO THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
PURSUANT TO NOAA AWARD NO. - NA90AA-H-CZ515**



This project was financed in part through a federal Coastal Zone Management Grant from the Pennsylvania Department of Environmental Resources, with funds provided by NOAA. The views expressed herein are those of the author(s) and do not necessarily reflect the views of NOAA or any of its subagencies.

DICKSON TAVERN STRUCTURAL AND INTERIOR REPAIRS PROJECT
CITY OF ERIE
ERIE COUNTY, PENNSYLVANIA

FINAL REPORT
MARCH 31, 1993

The preparation of this report was funded and coordinated through the Pennsylvania Department of Environmental Resources, Bureau of Land and Water Conservation, Division of Coastal Programs, and the Erie County Department of Planning.

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1. PROJECT LOCATION

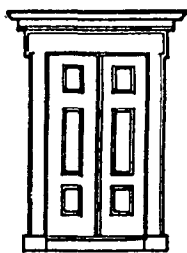
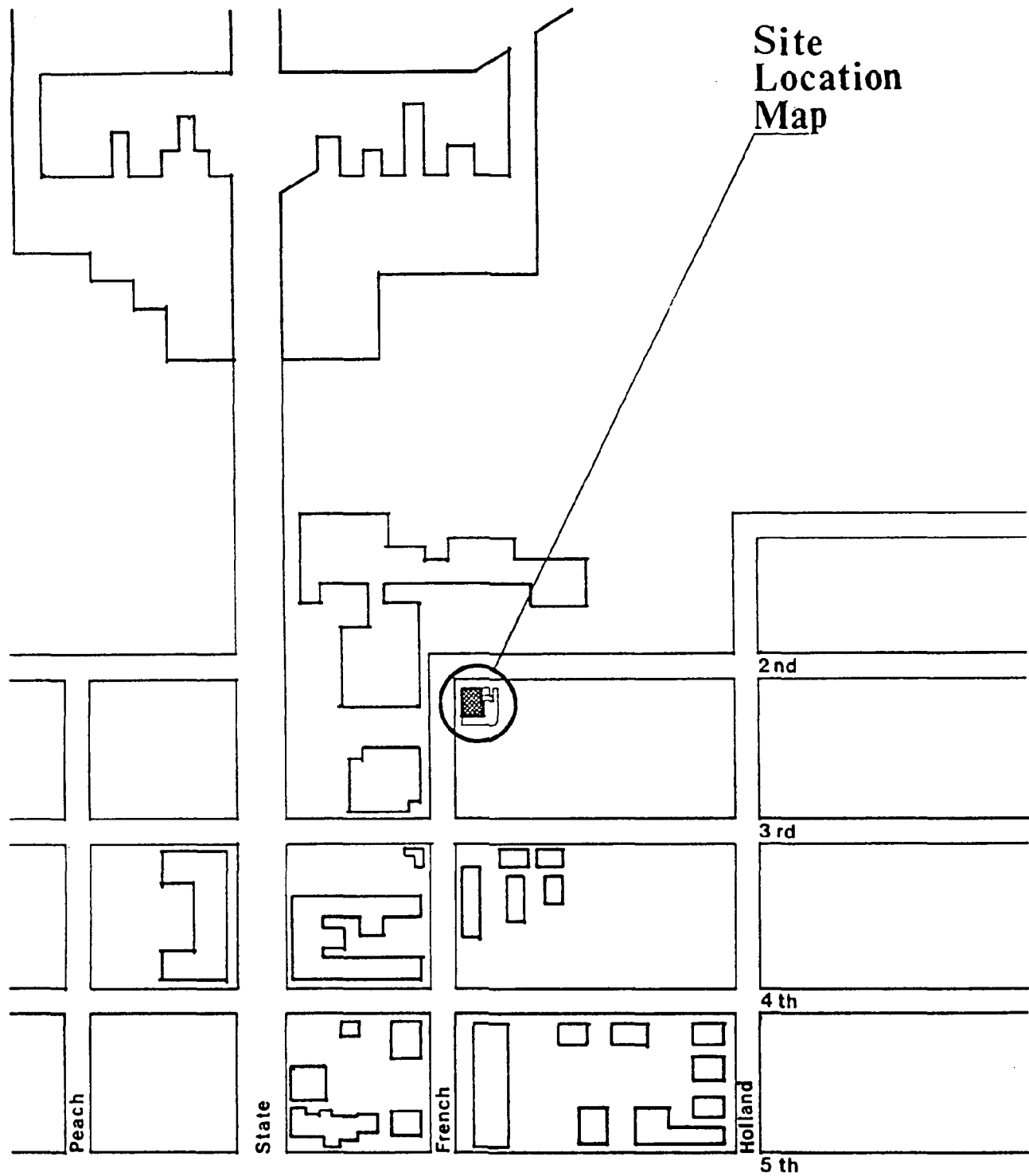
The Dickson Tavern is located on the southeast corner of East Second and French Streets in the City of Erie (see Site Location map). The formal address for the property is 201 French Street. The site on which the structure is located is approximately 3,300 square feet in size and is presently under the ownership of the City of Erie. It is bordered by the Hamot Professional Building on the north; a municipal parking lot on the east and south; and Hamot Medical Center on the west. The structure occupies almost the entire site, with the exception of small grassy areas on the east and south sides of the building. The site is located in an urbanized area made up of commercial, public and institutional, and residential uses. It should be noted that this site has been identified as a Geographic Area of Particular Concern within the Lake Erie Coastal Zone as included in the State's adopted Coastal Zone Management Program.

2. BACKGROUND OF THE PROJECT

The Dickson Tavern, which is the oldest existing structure in the City of Erie, is listed on the National Register of Historic Places. The property on which the tavern was constructed was purchased by John Dickson on September 8, 1814. The tavern was subsequently erected the following year. The building served as a tavern under a succession of innkeepers until 1841. At that time, the owner added a south wing and the building was converted into a home. The building continued to be used as a residence until 1929, at which time it was acquired by the City of Erie in order to avoid pending demolition. The City converted the building into a museum called the "Perry Memorial House". Unfortunately, this was the incorrect historic interpretation of the building because Commodore Oliver Hazard Perry, who led the American fleet to victory in the War of 1812, had long since left Erie before the building was constructed. The City continued to operate the building as a museum, off and on, to the present day. The building has also served as a repository for an eclectic mix of furniture, of which few, if any, pieces are appropriate to the period.

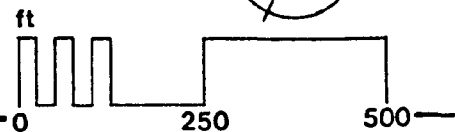
Over the years, the Dickson Tavern has been adversely impacted by bayfront development and has fallen into a state of disrepair due to a lack of available funds. When CZM announced that grant funds were available in FY 1988, the Preservation Project of Erie, Inc. applied for and received funds in order to conduct a feasibility study for the restoration and re-use of the Dickson Tavern. This study, which was completed in September 1989, included an architectural, engineering, and marketing analysis of the structure.

In 1991-1992, neighboring Hamot Medical Center completed a number of exterior improvements (painting, gutters/drains, roof, etc.) to the Dickson Tavern which were recommended in the feasibility study. When FY 1991 CZM funds became available, the City of Erie decided



Note: Map prepared by Crowner/King Architects

DICKSON TAVERN



to submit an application in order to undertake a number of additional improvements to stabilize the structure.

3. SCOPE OF WORK

The construction activities associated with the Dickson Tavern Structural and Interior Repairs Project were started in December 1992 and were completed in March 1993 with funds provided by the PA Department of Environmental Resources Coastal Zone Management (CZM) Program and the City of Erie. The total project cost was \$79,700, with the CZM share being \$19,035. Specific activities which took place during the completion of this project effort included:

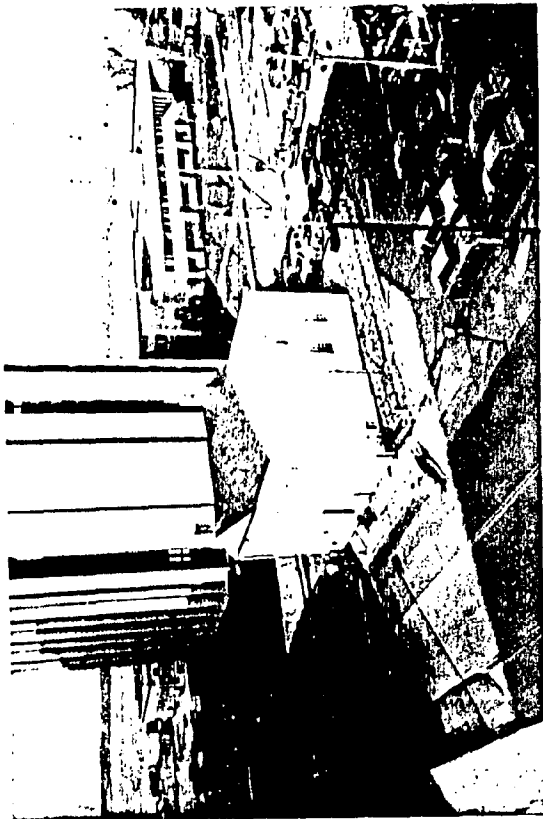
1. Final Project Specifications and Engineering Drawings - Completed by Crowner/King Architects in August 1991.
2. Delays in obtaining permits and approvals - The bid opening was delayed for over a year as the City of Erie attempted to get the necessary permits and approvals from the Pennsylvania Department of Labor and Industry, the Pennsylvania Historical and Museum Commission (PHMC), and the Federal Advisory Council on Historic Preservation. Revised Project Specifications and Architectural Drawings which addressed the PHMC's handicapped accessibility requirements were completed in June 1992. The final project approval was received on August 5, 1992. Because of these delays, CZM approved a contract extension through December 31, 1993 in order to give the City of Erie additional time to complete the project.
3. First Bid Opening - Upon receiving all necessary permits and approvals, the City of Erie held an official bid opening for the construction activities on September 9, 1992. Unfortunately, the lone bid received was higher than the amount of funds available for construction. The City of Erie subsequently rejected the bid and decided to re-bid the project in a few weeks.
4. Second Bid Opening - The second bid opening was held on October 2, 1992. Unfortunately, the two bids that were received were higher than the amount of funds available for construction. City Officials decided to provide the additional funds to make up for the shortfall. The funding appropriation was approved by Erie City Council on October 21, 1992. With the funding now in place, the City accepted the low bid by Schick Matts Corporation.
5. Project Administration - During the next several weeks, the City of Erie, DCZM, and the Erie County Department of Planning finalized all paperwork in conjunction with this project effort. A notice to proceed with construction activities was issued in November 1992.

6. Construction Delay - Construction activities were delayed because Schick Matts Corporation had some problems in obtaining the necessary bonds. Given the short time frame before the contract deadline, the City of Erie requested a contract extension through March 1993. DCZM subsequently approved the request.
7. Completion of Construction Activities - Schick Matts Corporation started construction activities in December 1992 and completed the project by the March 31, 1993 contract deadline. Specific construction activities which were undertaken as part of this project effort included:
 - Remove existing restrooms facilities and construct handicapped accessible restrooms.
 - Remove exterior porch and stairs on the east side of the structure and construct a new porch and stairs.
 - Repair 27 windows.
 - Modifications to 2 exterior doors.
 - Remove the historical display on the third floor and re-finish the room.
 - Upgrade electrical service.
 - Install backflow preventer and meter for water service.
 - Install water cooler and mop hopper.
 - Connect roof drains to the City storm sewer system.
 - Purchase removable wooden ramp to provide handicapped access to the first floor.
 - Purchase Stair-Trac to provide handicapped access to the second and third floors.
 - Install new sidewalks along the east side of the structure.
 - Final landscaping.
 - A plaque identifying the project was installed on the second floor, just inside the east entrance.

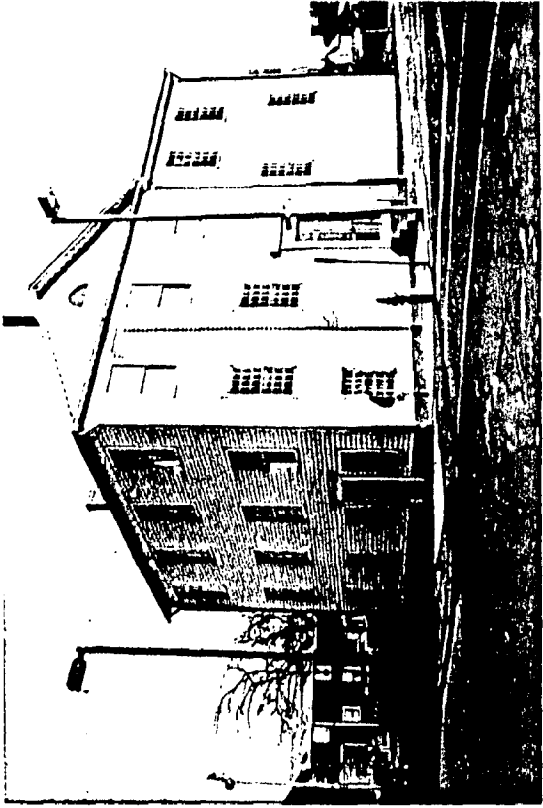
4. PRE-CONSTRUCTION PHOTOGRAPHS

DICKSON TAVERN STRUCTURAL AND INTERIOR REPAIRS

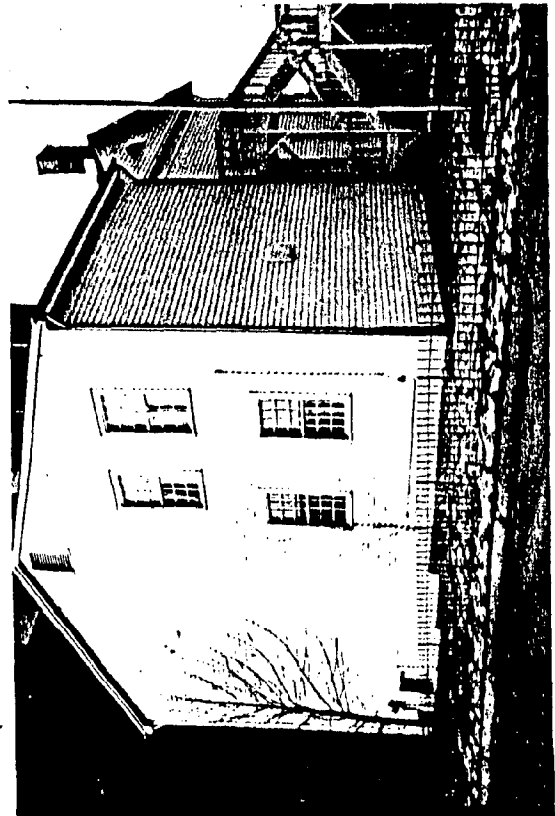
DECEMBER 1992



1. View of the Dickson Tavern at East Second and French Streets.



2. View of the northwest corner of Dickson Tavern.

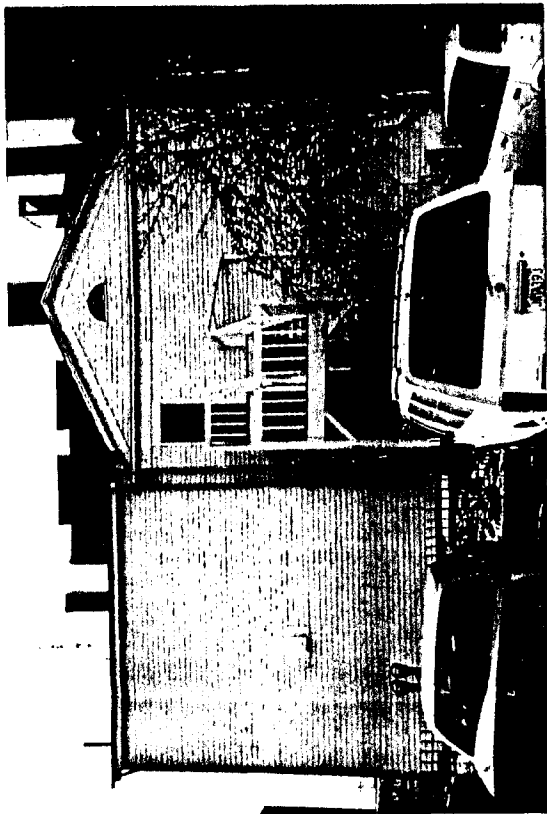


3. View of the southeast corner of the Dickson Tavern.



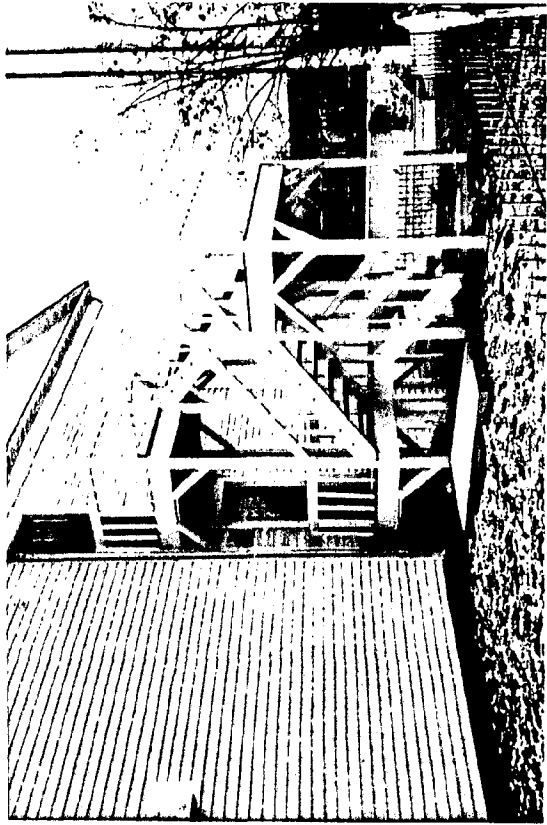
4. View of the northeast corner of the Dickson Tavern.

Dec. 1992

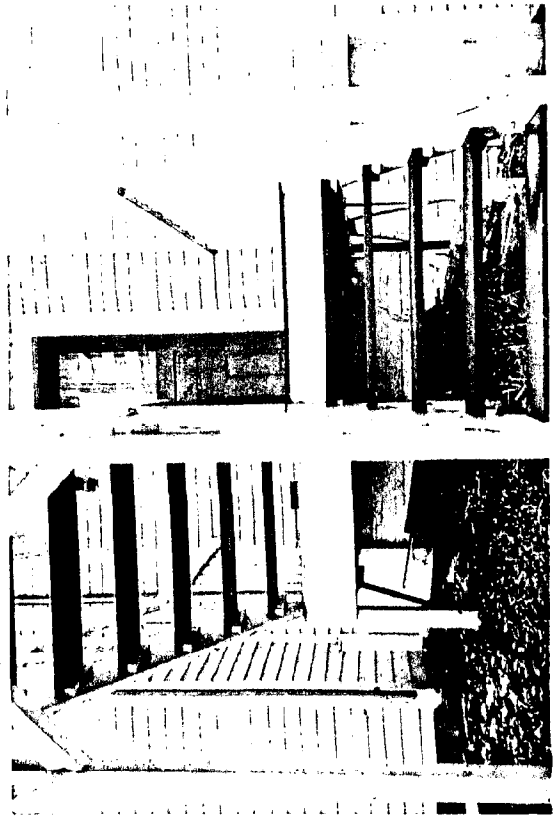


5. View of the structure's east facade.

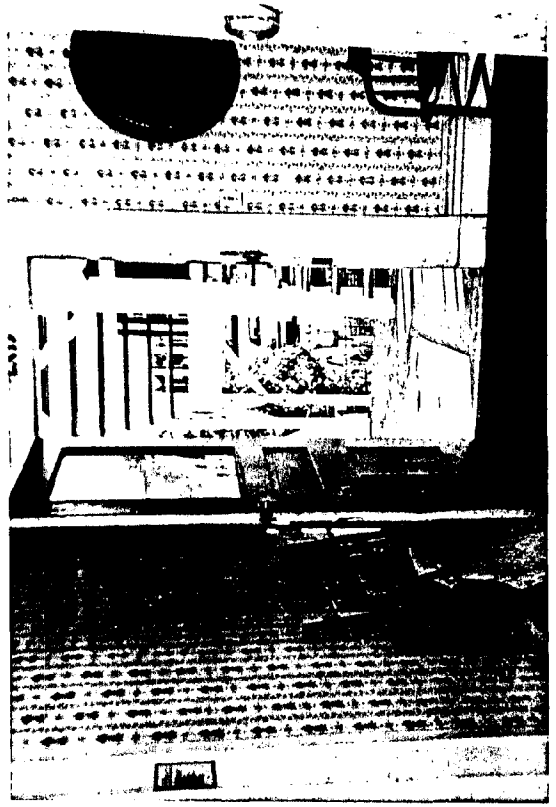
Dec. 1992



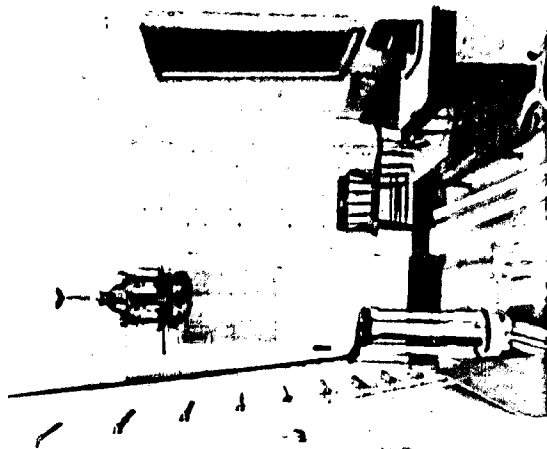
6. View of the existing porch and stairs on the east side of the structure.



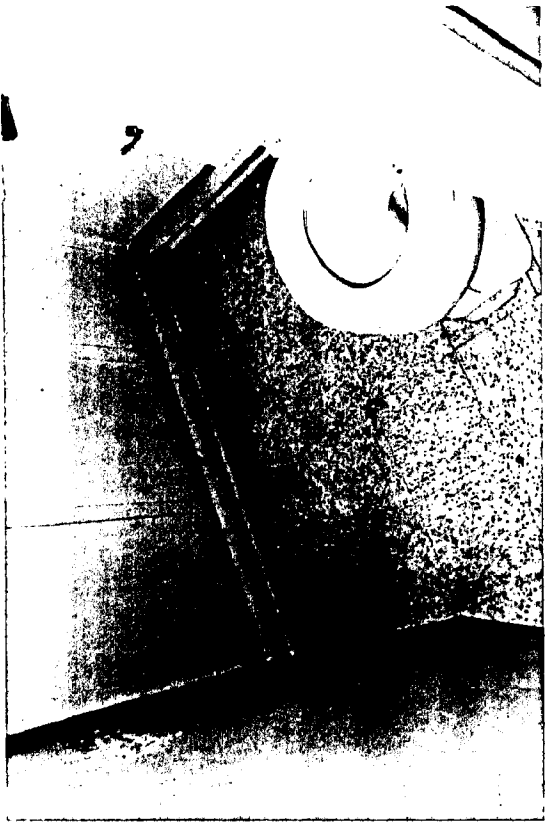
7. View of the east entrance.



8. View inside the east entrance.

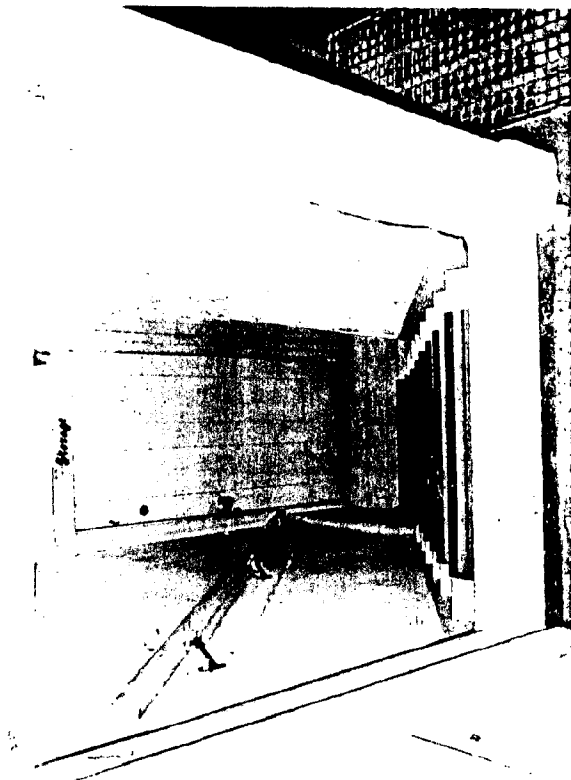


9. View of the hallway on the second floor.



10. View of one of the existing restrooms.

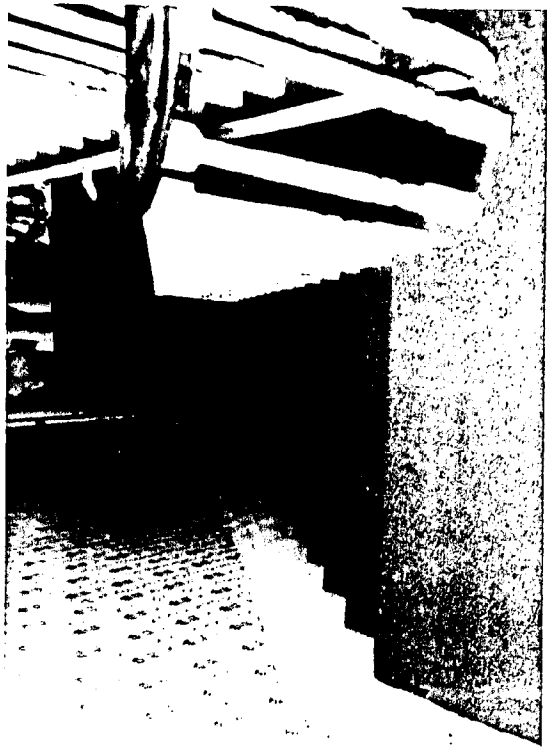
Dec. 1992/



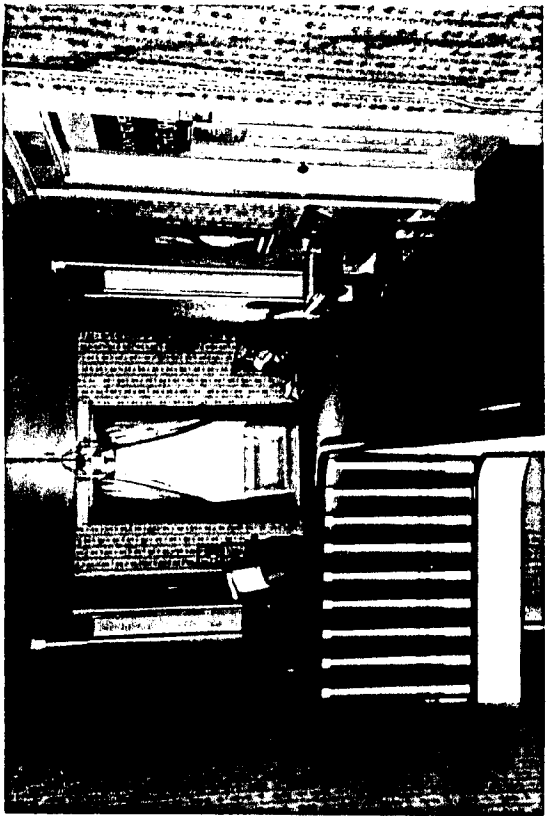
11. View of the stairway that leads from the first to the second floor.



12. View of the tavern on the first floor.

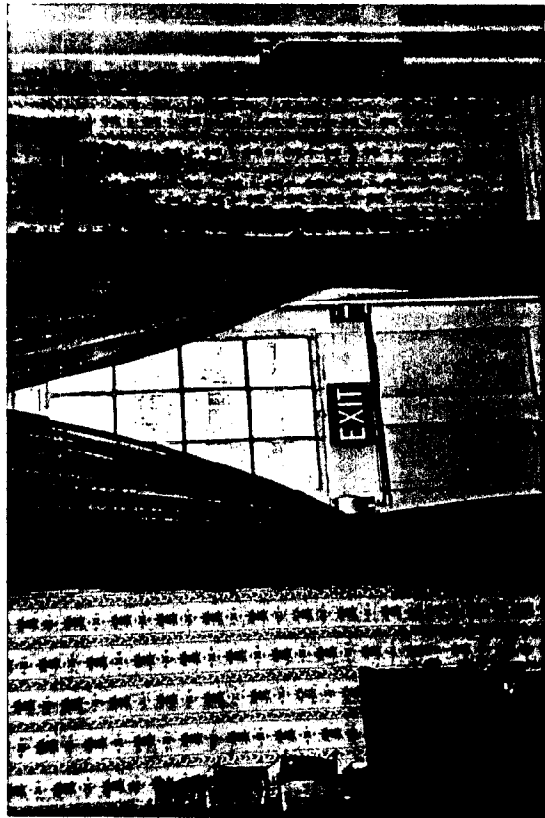


13. View of the stairway that leads from the second to the third floor.



Dec. 1992

14. View of the hallway on the third floor.



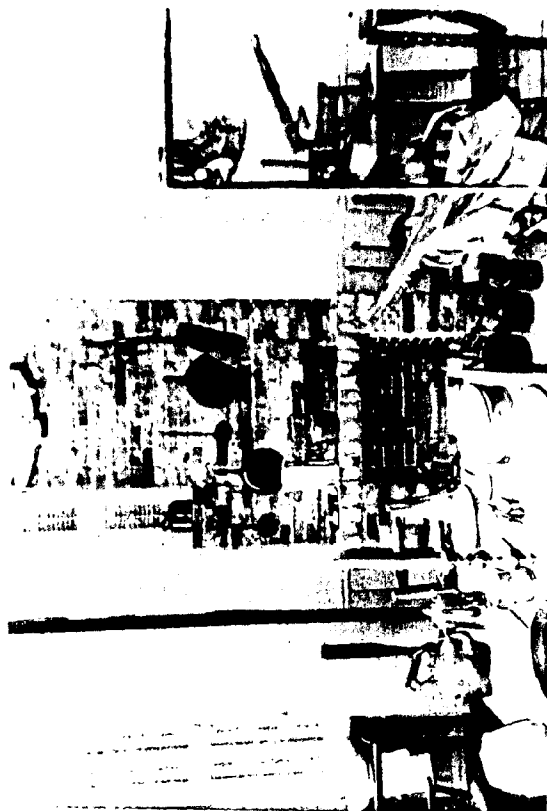
15. View of the third floor exit door that leads to the porch and stairs on the east side of the structure.



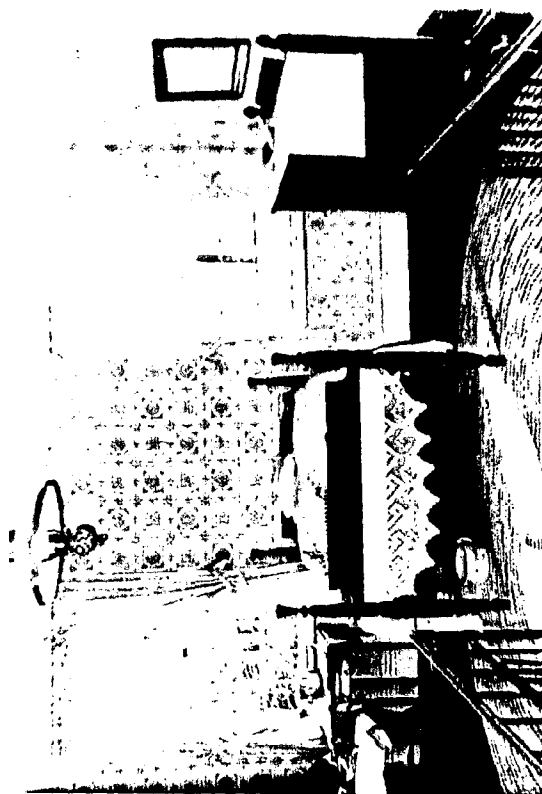
16. View of the historical display on the third floor.



17. View of the sitting room on the first floor.



18. View of the kitchen on the first floor.

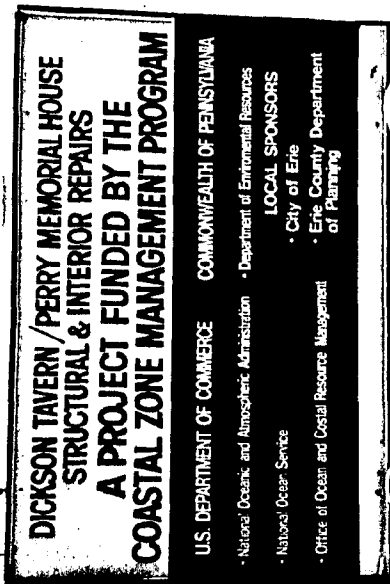


19. View of one of the bedrooms on the second floor.

5. CONSTRUCTION PHOTOGRAPHS

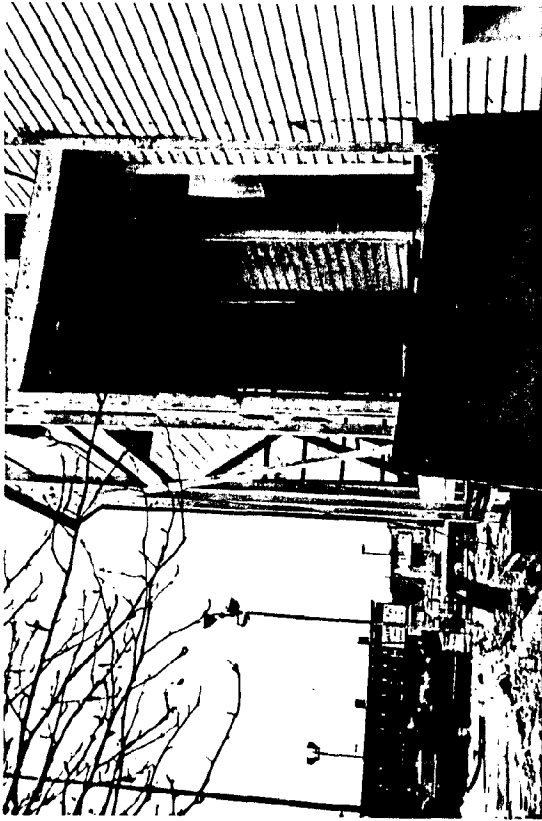
DICKSON TAVERN STRUCTURAL AND INTERIOR REPAIRS

JANUARY, FEBRUARY, MARCH 1993

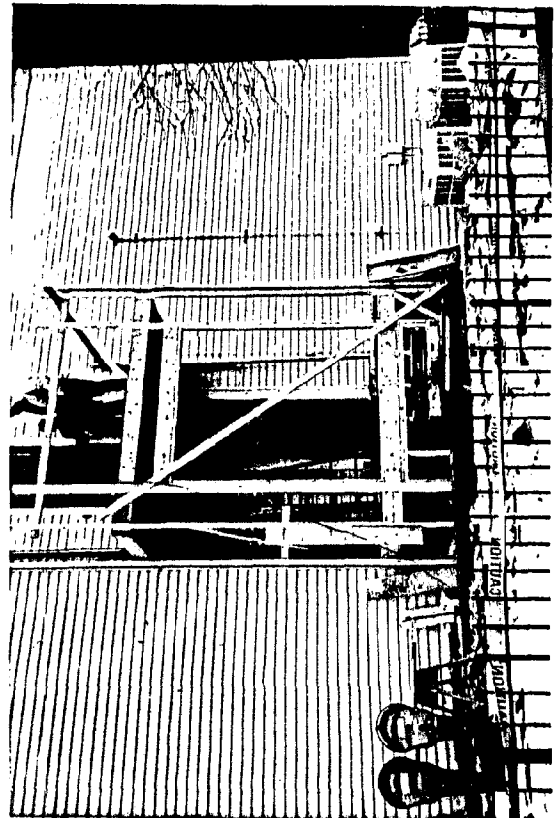


20. View of the construction sign which was erected at the project site (2/93).

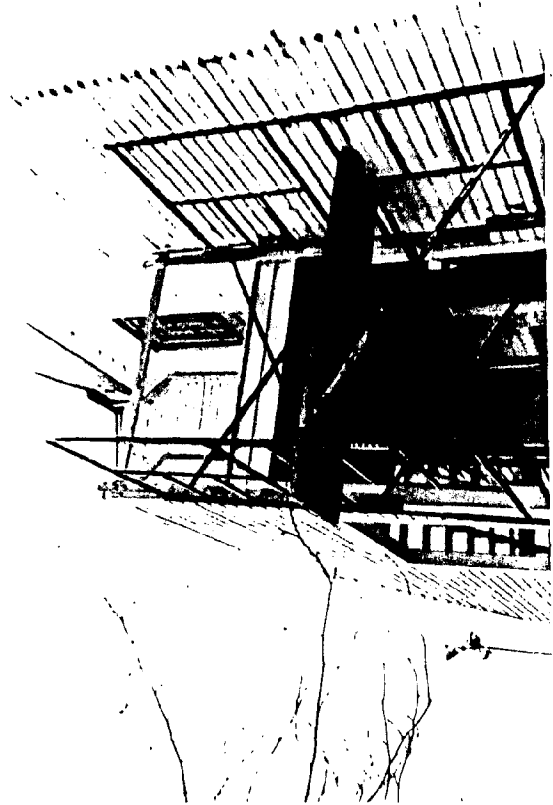
Jan/Feb
1993



21. The existing porch and stairs are removed from the east side of the structure (1/93).



22. Workers begin to construct the new porch and stairs (1/93).



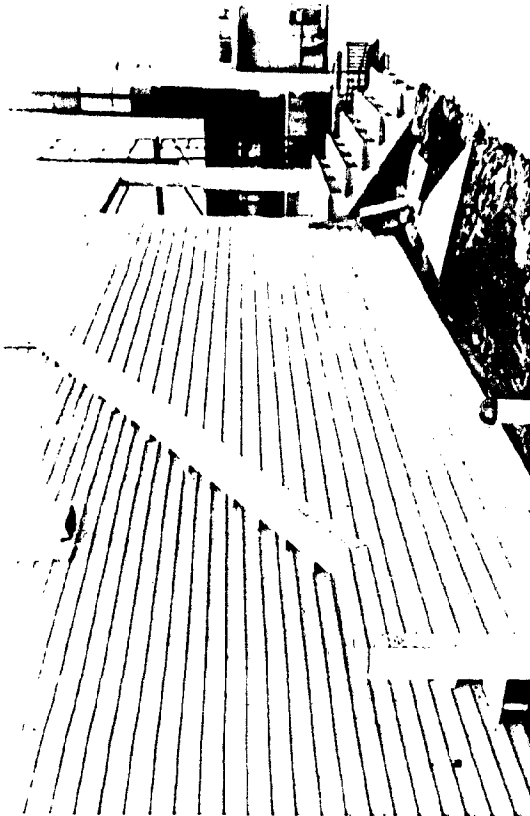
23. The porch and stairs begin to take form (2/93).



25. Handrails are installed on the stairway leading to the porch (2/93).



27. City Officials inspect the construction activities (1/93).



24. The new stairs near completion (2/93).



26. Workers begin to construct the new restrooms (1/93).

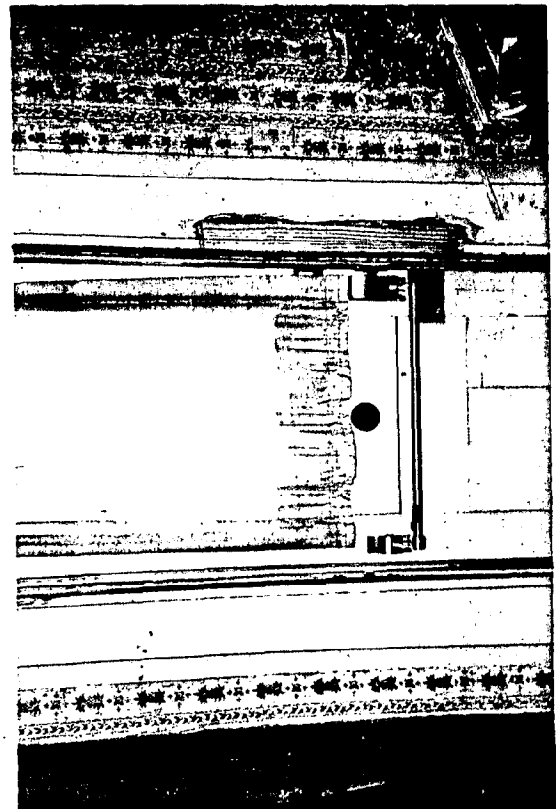
Jan/Feb
1993



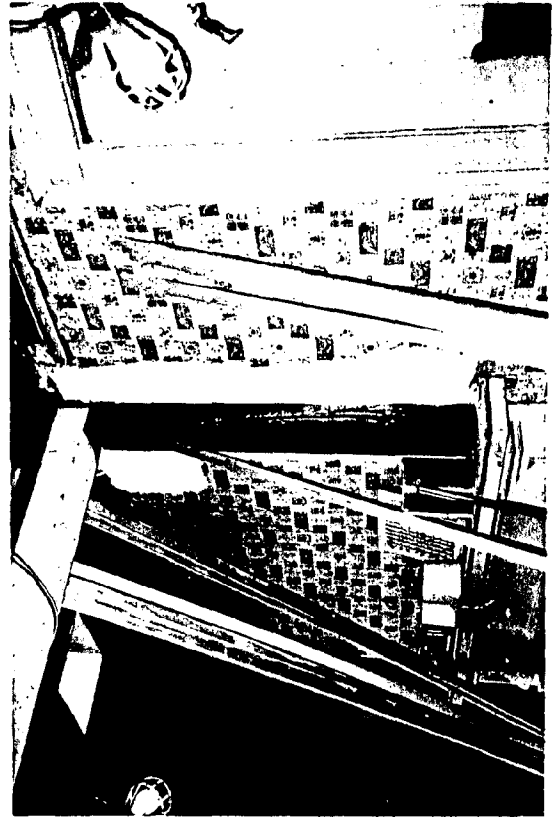
28. Construction of the walls for the new restrooms (2/93).



29. The historical display is removed from the third floor (2/93).



30. Repairing the frame for the entrance door on the east side of the structure (3/93).

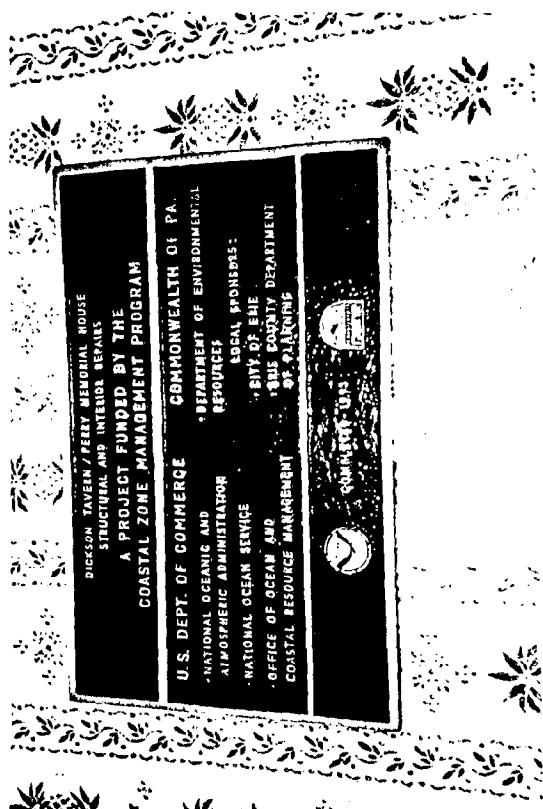


31. The structure is reinforced during construction activities (3/93).

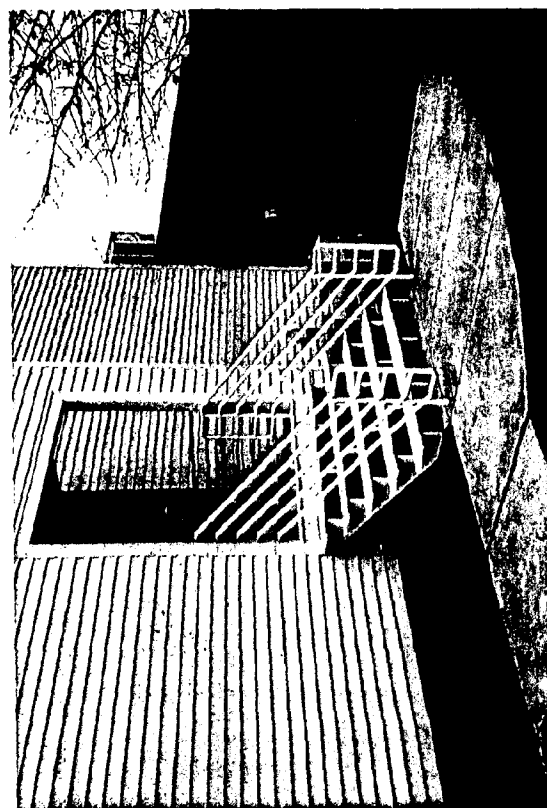
6. FINAL PROJECT PHOTOGRAPHS

DICKSON TAVERN STRUCTURAL AND INTERIOR REPAIRS

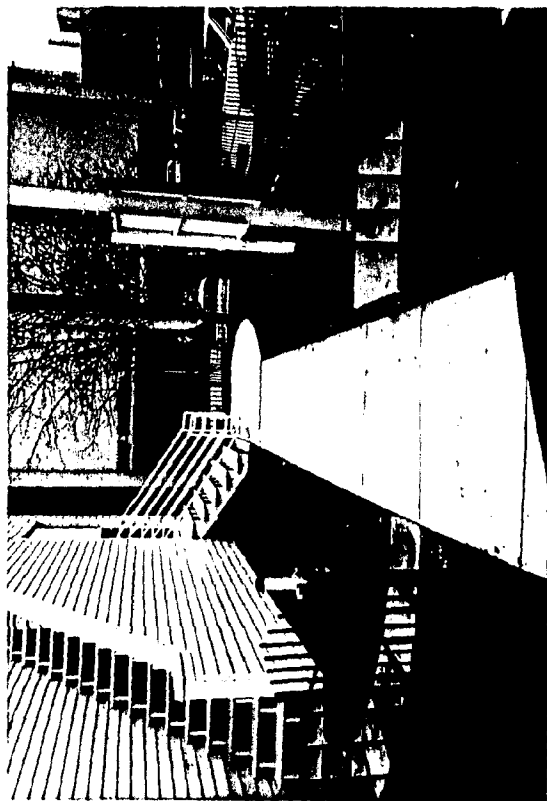
MARCH 1993



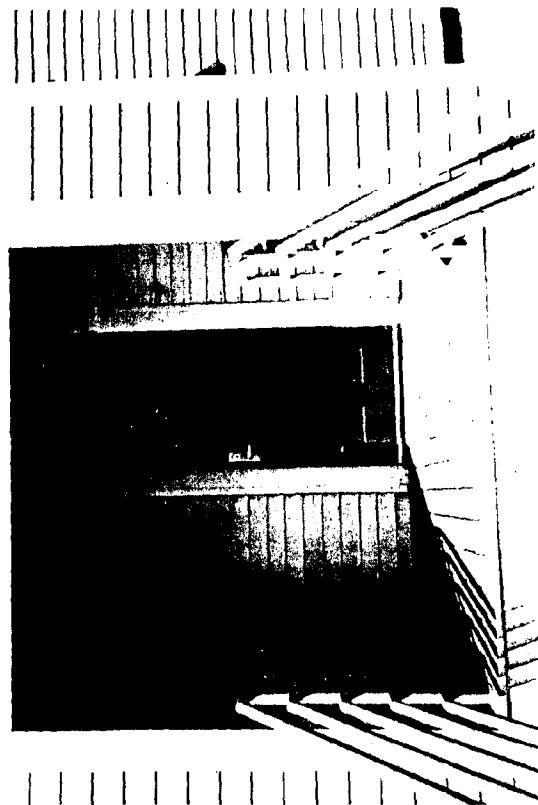
32. The project plaque was installed on the second floor, just inside the east entrance.



34. View of the new stairs leading to the east entrance.

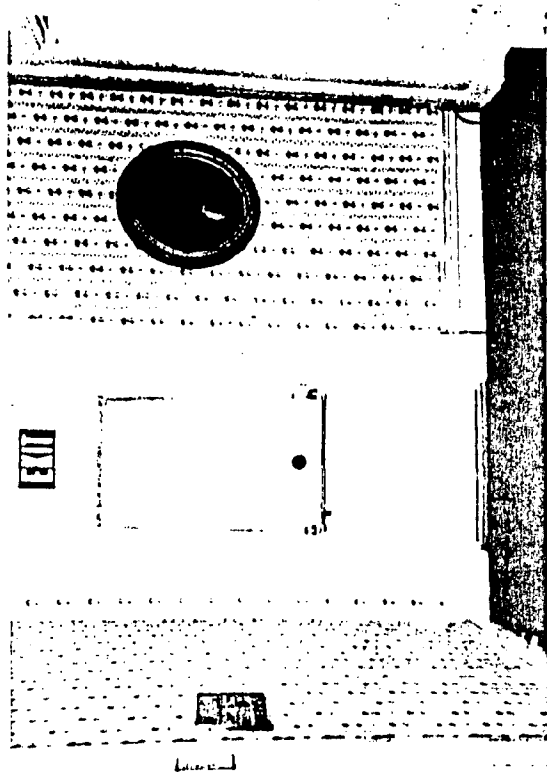


33. View of the new sidewalk, porch, and stairs on the east side of the structure.



35. View of the new porch and reconstructed doorway at the east entrance.

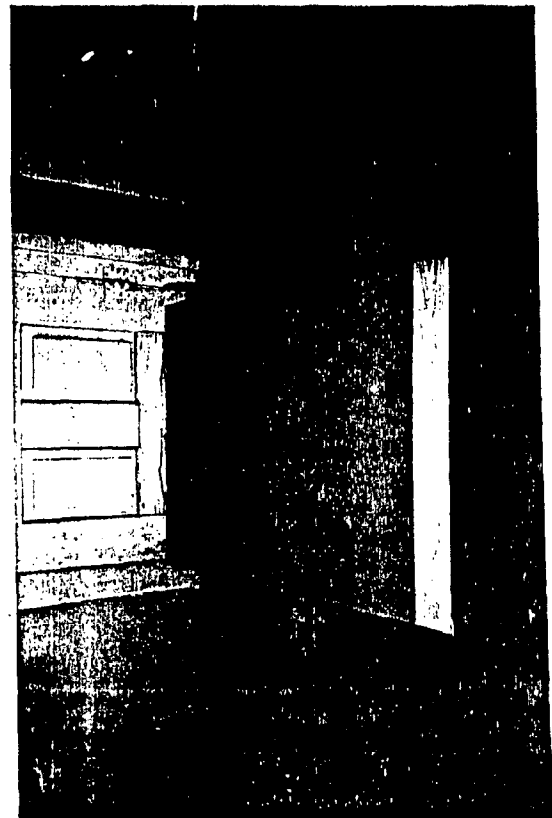
March
1993



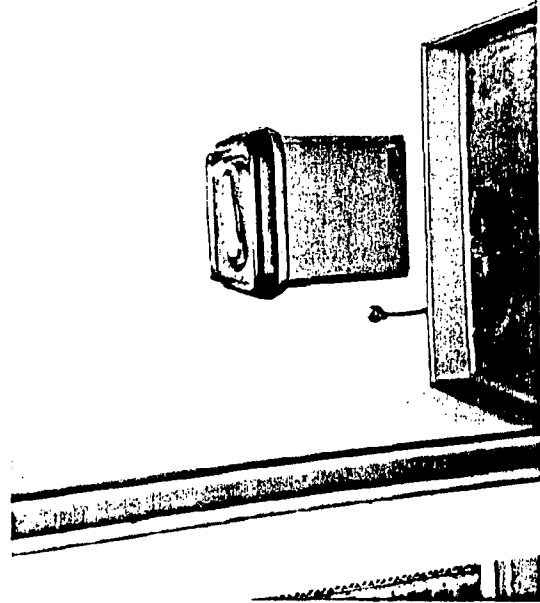
36. View of the reconstructed doorway inside the east entrance.



37. A Stair-Trac was purchased to provide handicapped access to the second and third floors.

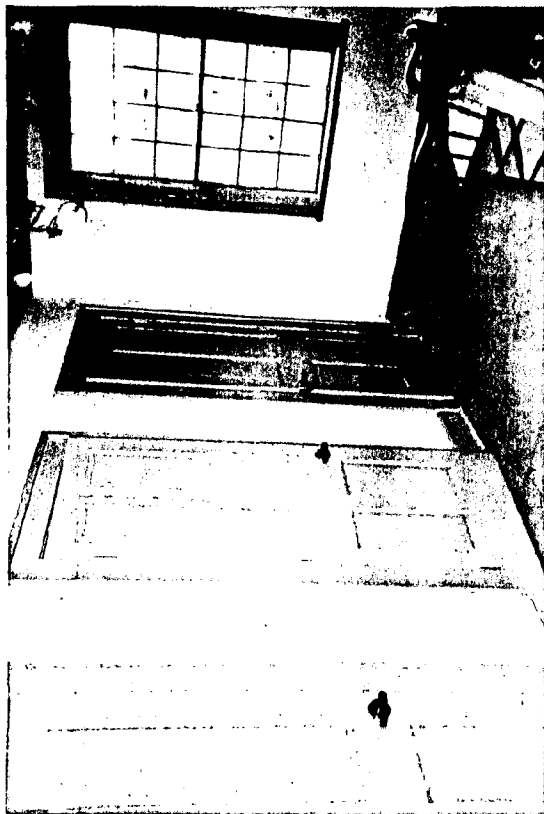


38. A removable wooden ramp was purchased to provide handicapped access to the first floor.

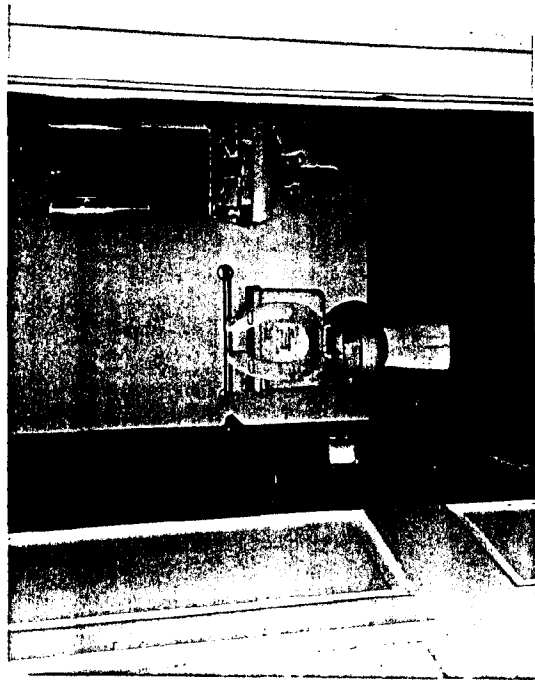


39. View of the new water cooler which was installed on the second floor.

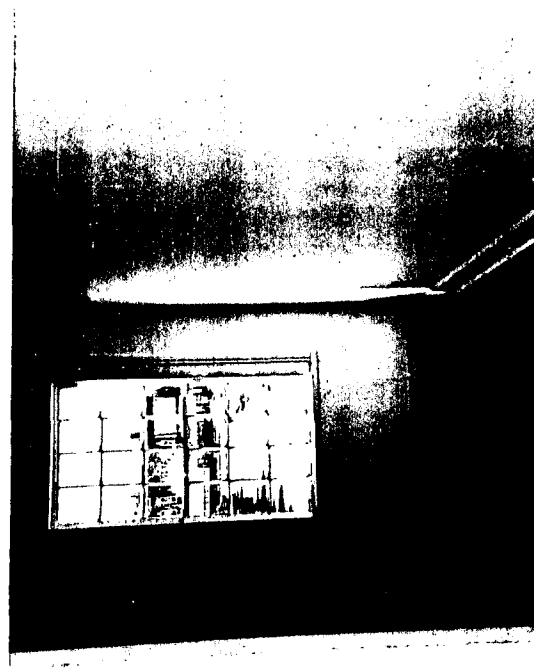
March
1993



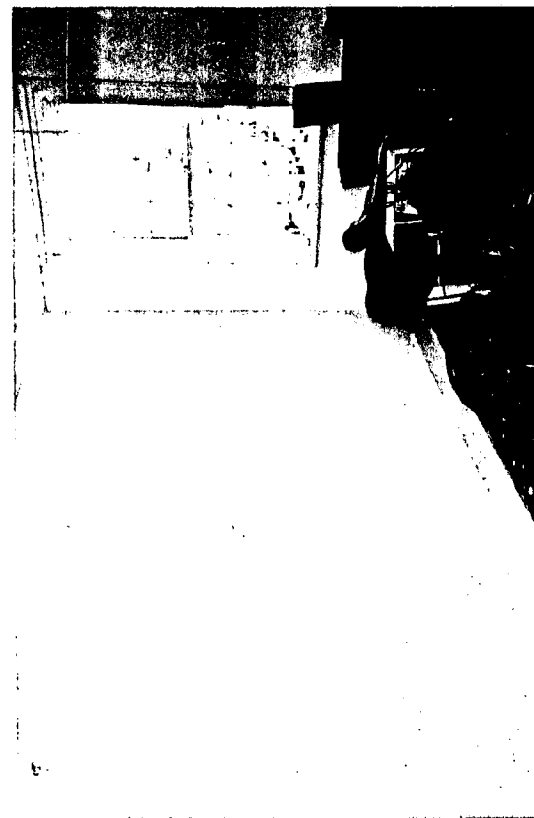
40. View of the refinished room which leads to the restrooms.



41. The new restrooms are handicapped accessible.



42. The historical display on the third floor was removed and the room was refinished.



43. The room adjacent to the historical display room was also refinished.

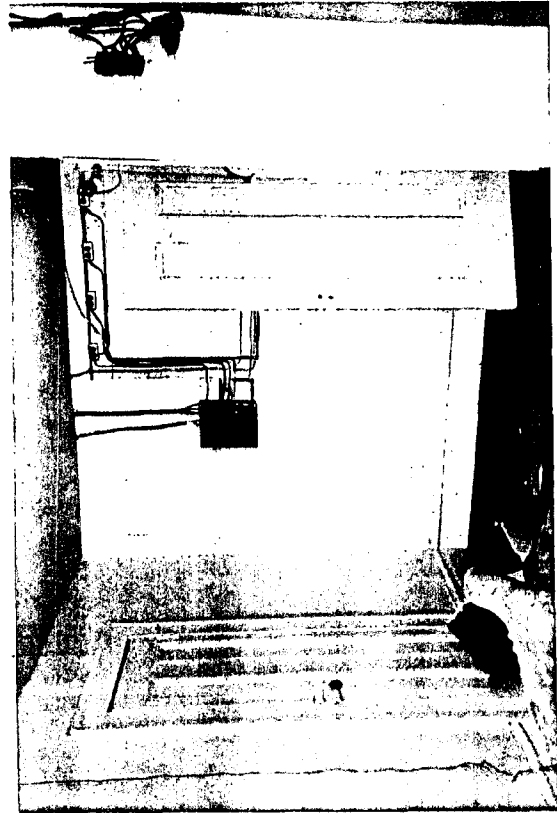
March
1993



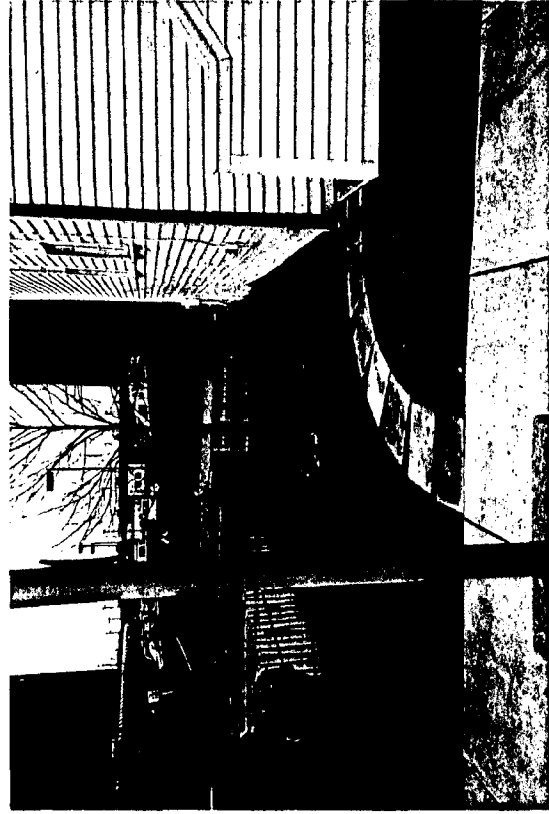
44. View of two of the windows on the third floor which were repaired.



45. Close-up view of one of the repaired windows on the second floor.



46. The electrical service in the Dickson Tavern was upgraded.



47. Final landscaping on the south side of the structure.

March
1993

7. PERMITS AND APPROVALS

The City of Erie obtained the following permits and approvals in conjunction with the Dickson Tavern Structural and Interior Repairs Project:

1. A September 20, 1991 letter from the Pennsylvania Historical and Museum Commission stating that the project will have no adverse effect on historic or archeological resources.
2. An April 4, 1992 permit approval letter from the Pennsylvania Department of Labor and Industry.
3. A June 16, 1992 letter from the Pennsylvania Historical and Museum Commission stating that the project is in compliance with handicapped accessibility requirements.
4. An August 5, 1992 letter from the Federal Advisory Council on Historic Preservation concurring that the project will have no adverse effect on historic or archeological resources.

1. PHMC Approval Letter:
No Adverse Impact



COMMONWEALTH OF PENNSYLVANIA
PENNSYLVANIA HISTORICAL AND MUSEUM COMMISSION
BUREAU FOR HISTORIC PRESERVATION
BOX 1026
HARRISBURG, PENNSYLVANIA 17108-1026

September 20, 1991

Robert J. Crowner
Crowner/King Architects
11 East Fourth Street
Erie, PA 16507

TO: MR. CROWNER
FROM: MR. PHILLIP K. RICHARDS

Re: ER 91-4364-049-A
Coastal Zone
Management Project:
Dickson Tavern, Erie,
Erie County

Dear Mr. Crowner:

The above named project has been reviewed by the Bureau for Historic Preservation (the State Historic Preservation Office) in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

The Bureau for Historic Preservation has reviewed the plans and specifications for the above referenced project. In our opinion this project meets the Secretary of the Interior's Standards for Rehabilitation and will have no adverse effect upon the National Register listed or eligible resource referenced below.

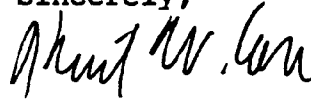
Dickson Tavern

The regulations of the Advisory Council on Historic Preservation (36 CFR Part 800) require that you submit Documentation for Determination of No Adverse Effect, including the comment of the State Historic Preservation Office (Bureau for Historic Preservation) to the Advisory Council on Historic Preservation, 1100 Pennsylvania Avenue, N.W., Washington, D.C. 20004.

Page 2
R. Crowner
Sept. 20, 1991

If you need further information in this matter please
consult Susan M. Zacher at (717) 783-8946 or 783-8947.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kurt Carr", written in a cursive style.

Kurt Carr, Chief
Division of Archaeology &
Protection

cc: Advisory Council on Historic Preservation
KC/snz

2. PA Department of Labor
and Industry Permit

LIBI-16 REV 7-91



DATE: 4-9-92

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF LABOR AND INDUSTRY
BUREAU OF OCCUPATIONAL AND INDUSTRIAL SAFETY
HARRISBURG, PA 17120-0019

File Number(s) 212810 thru _____

Drawing Index Number(s) 92-2985 thru _____

Gentlemen:

Plans for the subject project have been approved. Several areas which are regulated are not normally shown on the building plans; however, these conditions must be in compliance with the Fire and Panic Regulations and the Universal Accessibility Standards prior to issuance of an occupancy permit. These include, but are not limited to, handrails, exit signs, panic hardware, and fire extinguishers.

If changes were required on your plans to comply with Fire and Panic Regulations and/or the Universal Accessibility Standards these changes are shown as red markings on your plans and must be completed prior to receiving an occupancy permit.

Several other State laws may affect your building. These laws include the Boiler Law, Elevator Law and Safety Glazing Law.

Approval of these plans does not authorize you to construct access onto any highway. For access approval onto a State highway, application for a highway occupancy permit must be made to the Department of Transportation's Engineering District Permit Office.

Your plan approval is valid as long as construction has started within two (2) years of the plan approval date. If construction commences within two (2) years of the date of final plan approval, your plan approval shall be valid for five (5) years after the date of final plan approval.

Final inspection is required prior to any use or occupancy of your building. Use or occupancy of your building prior to final inspection constitutes a violation of Section 9 of the Fire and Panic Act, Act 299, April 27, 1927, P.L. 465, as amended, and is subject to penalties and prosecutions prescribed by Sections 12 and 13 of the Act.

Please contact the building Section, Department of Labor and Industry, Room 1518, Labor and Industry Building, Seventh and Forster Streets, Harrisburg, PA, 17120, 717-787-3806, when construction has started and four (4) weeks prior to completion of your construction. Final inspection dates cannot be guaranteed when less than four (4) weeks notification is received.

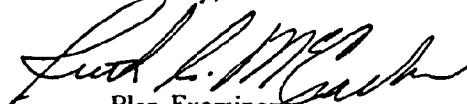
The occupancy permit may be issued at the time of the final building inspection provided the following items are completed:

- (1) The building is completed in accordance with the approved plans, the Fire and Panic Regulations and the Universal Accessibility Standards.
- (2) Final compliance with the Building Energy Conservation Act, Act 222, has been documented by completion of the Final Certification of Compliance (Blue Form.) This form must be given to the inspector at the time of the final inspection.

The building owner should arrange to be at the final inspection or have an appropriate person there to receive the occupancy permit.

Please do not hesitate to contact this office if you have any other questions.

Sincerely,


Plan Examiner
Buildings Section



3. PHMC Approval Letter: Compliance with
Accessibility Requirements
Commonwealth of Pennsylvania
Pennsylvania Historical and Museum Commission
Bureau for Historic Preservation
Post Office Box 1026
Harrisburg, Pennsylvania 17108-1026

June 16, 1992

Robert J. Crowner
Crowner/King Architects
11 East Fourth Street
Erie, PA 16507

To Expedite Review
Use Slip Reference Number

Re: ER 91-4364-049-C
Task No. 91-PE.05
Dickson Tavern, Erie County: Compliance with the
Handicapped Accessibility Requirements

Dear Mr. Crowner:

The above named project has been reviewed by the Bureau for Historic Preservation (the State Historic Preservation Office) in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended in 1980, and the regulations (36 CFR Part 800) of the Advisory Council on Historic Preservation. These requirements include consideration of the project's potential effect upon both historic and archaeological resources.

The Bureau for Historic Preservation has reviewed the plans and specifications for the above referenced project. In our opinion the methods adopted to meet the handicapped accessibility requirements will have no effect upon the National Register listed or eligible resource referenced below.

Dickson Tavern, Erie, Erie County

In our opinion this project will have no effect on archaeological resources.

If you need further information in this matter please consult Susan M. Zacher at (717) 783-8946 or 783-8947.

Sincerely,

Kurt Carr, Chief
Division of Archaeology &
Protection

cc: E. James Tabor, Bur. of Water Resources, Coastal Zone
Management, P O Box 8761, Harrisburg, PA 17105-8761
KC/snz

4. Advisory Council Approval Letter:
No Adverse Impact

Advisory
Council On
Historic
Preservation

The Old Post Office Building
1100 Pennsylvania Avenue, NW, #809
Washington, DC 20004

AUG 5 1992

Mr. Norb Juniewicz
Manager, Planning and Development
Erie Bureau of Planning & Development
626 State Street
Erie, PA 16501

REF: Rehabilitation of the Dickson Tavern

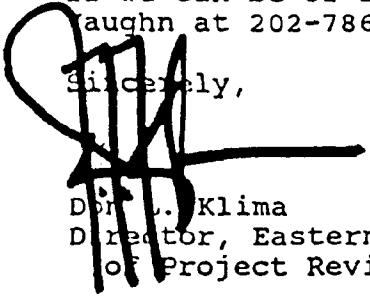
Dear Mr. Juniewicz:

On July 14, 1992, the Council received your determination that the referenced project would have no adverse effect upon this property which is listed on the National Register of Historic Places. Based upon the material which accompanied your determination, including the concurrence of the Pennsylvania State Historic Preservation Officer (SHPO), we see no reason to raise an objection provided that the project is implemented in accordance with the plans and specifications approved by the SHPO.

Both this letter and your supporting documentation should be retained in your environmental project files as evidence that the requirements of Section 106 of the National Historic Preservation Act have been met. Upon completion of the project in accordance with the recommended approaches in "The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings," the requirements of Section 106 and the Council's regulations will be fully met for this project.

If we can be of further assistance, please contact Charlene Dwinbaugh at 202-786-0505. We appreciate your cooperation.

Sincerely,



Dr. J. Klima
Director, Eastern Office
of Project Review

8. AS-BUILT DRAWINGS

(PLEASE SEE ATTACHMENT A)

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